| 128.0 | 0004 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,002,100 / 1,002,100 |
| | | | | | USE VALUE: | 1,002,100 / 1,002,100 |
| | | | | | ASSESSED: | 1,002,100 / 1,002,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 28 | | WALNUT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WADDEN JACK W & JESSICA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 28 WALNUT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CLEMENS CANDACE - |
| Owner 2: | - |
| Street 1: | 28 WALNUT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9750.000 | 406,600 | 25,500 | 570,000 | 1,002,100 |
| Total Card | 0.224 | 406,600 | 25,500 | 570,000 | 1,002,100 |
| Total Parcel | 0.224 | 406,600 | 25,500 | 570,000 | 1,002,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.94 | /Parcel: 353.9

**Legal Description**

**User Acct** 83377

**GIS Ref**

**GIS Ref**

**Insp Date** 09/14/16

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 128.0-0004-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 406,600 | 25500 | 9,750. | 570,000 | 1,002,100 | 1,002,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 323,300 | 26400 | 9,750. | 534,400 | 884,100 | 884,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 323,300 | 26400 | 9,750. | 441,800 | 791,500 | 791,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 323,300 | 26400 | 9,750. | 406,100 | 755,800 | 755,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 327,100 | 26400 | 9,750. | 370,500 | 724,000 | 724,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 326,400 | 27000 | 9,750. | 363,400 | 716,800 | 716,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 306,600 | 40600 | 9,750. | 337,700 | 684,900 | 684,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 306,600 | 40600 | 9,750. | 321,300 | 668,500 | 668,500 | | 12/13/2012 |

!10057!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 00:25:04 |

**LAST REV**

| Date | Time |
|---|---|
| 07/10/18 | 14:12:57 |
| danam | |
| 10057 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 83377 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CLEMENS CANDACE | 63998-488 | | 7/30/2014 | | 685,000 | No | No | | |
| CLEMENS CANDACE | 63666-274 | | 5/28/2014 | Convenience | 1 | No | No | | |
| MC GOWAN -CLEME | 58958-59 | | 4/25/2012 | Convenience | 99 | No | No | | |
| MC GOWAN WILLIA | 41733-614 | | 1/6/2004 | Family | 1 | No | No | | |
| MCGOWAN WILLIAM | 27659-451 | | 9/10/1997 | Family | 1 | No | No | | Dorothy Frances McGowan d.o.d. 3/8/1997 bk671 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/20/2018 | 834 | Manual | 20,000 | C | | | | replace beams |
| 2/12/2018 | 155 | Alterati | 14,500 | C | | | | |
| 2/19/2016 | 177 | Inter Fi | 125,028 | O | 2/19/2016 | | | Renovate existing |
| 11/4/2009 | 1105 | Re-Roof | 3,690 | | | | | |
| 1/21/2004 | 36 | Redo Kit | 30,000 | | | | | |
| 12/10/2003 | 1044 | New Wind | 4,094 | | | | | 6 VINYL WNDWS |
| 7/26/2002 | 597 | Wood Dec | 6,500 | O | | G4 | GR FY04 | NEW DECK |
| 9/7/1999 | 584 | Manual | 38,700 | | | | | REDO 2ND FL, INCL |
| 5/8/1997 | 230 | Manual | 9,000 | | | | | REPLACE WALL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/14/2016 | Permit Visit | DGM | D Mann |
| 9/14/2016 | Meas/Inspect | DGM | D Mann |
| 1/20/2005 | Permit Visit | BR | B Rossignol |
| 12/9/1999 | Mailer Sent | | |
| 11/29/1999 | Meas. Denied | 243 | PATRIOT |
| 8/29/1994 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9750 | | Sq. Ft. | Site | | 0 | 80. | 0.73 | 9 | | | | | | | | | 570,001 | | | | | | 570,000 | |

Total AC/HA: 0.22383 | Total SF/SM: 9750 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 570,001 | Spl Credit | Total: 570,000

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1912 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.12297297 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 145.972 |
| Other Features: | 125500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 589258 |
| Depreciation: | 182670 |
| Depreciated Total: | 406588 |

## COMMENTS

NC=CHK FOR LIVING UNIT IN BARN.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2004 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | M |
| Totals | | | |
| 1 | 8 | 3 | |

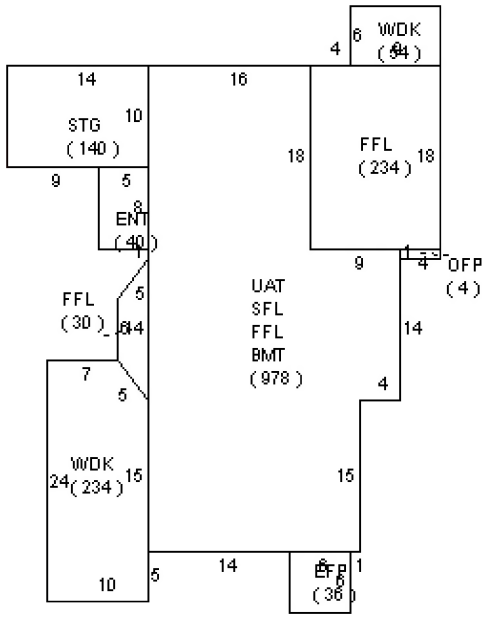
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 160.57 |
| Special Features: | 0 | Val/Su Net: | 102.91 |
| Final Total: | 406600 | Val/Su SzAd | 183.15 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,242 | 145.970 | 181,297 |
| BMT | Basement | 978 | 60.210 | 58,889 |
| SFL | Second Floor | 978 | 145.970 | 142,761 |
| WDK | Deck | 288 | 9.470 | 2,728 |
| UAT | Upper Attic | 245 | 80.280 | 19,630 |
| STG | Storage | 140 | 7.430 | 1,040 |
| ENT | ENTRY | 40 | 26.400 | 1,056 |
| EFP | Enclos Porch | 36 | 72.590 | 2,613 |
| | Net Sketched Area: | 3,951 | Total: | 410,189 |
| Size Ad | 2220 | Gross Are | 4684 | FinArea 2831 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |
| UAT | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

128.0-0004-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 34 | Bank B W/Lof | D | Y | 1 | 36X32 | A | GD | 1980 | 15.47 | T | 23.4 | 101 | | | 13,700 | | | 13,700 |
| 12 | Pool-Gunite | D | Y | 1 | 18X36 | A | AV | 1999 | 21.69 | T | 16 | 101 | | | 11,800 | | | 11,800 |

| More: | N | Total Yard Items: | 25,500 | Total Special Featues: | | Total: | 25,500 |
|---|---|---|---|---|---|---|---|